



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL:		DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...	GENERAL MANAGER ACTION REQ'D: N/A		
DATE: 6/18/2026		7/2/2026	BOARD INITIATED ITEM: No		
Originator/Prepared by: Thang Nguyen Dept: Real Estate & Prop Development	General Counsel	Chief Financial Officer	District Secretary	BARC	
Signature/Date: DocuSigned by: <i>Thang Nguyen</i> 7894983E356734C 6/29/2026	DocuSigned by: <i>Jana Zelan</i> F8FD7B3A73E74E8... 6/29/2026 []	Signed by: <i>Joseph Beach</i> 7D9A7C6E7348456... 6/30/2026 []	Signed by: <i>Mag Tatum</i> 1C4FD9DBD6C34BE... 7/2/2026 []	Signed by: <i>Boris Lipkin</i> 2DFBAED027824E9... 6/30/2026 []	

Sale of Parcel to City of San Bruno

PURPOSE:

Adoption of a Resolution declaring BART Parcel D-3163X to be “exempt surplus land” in conformance with State law, and to request Board authorization for the General Manager or his designee to enter into a Purchase and Sale Agreement with the City of San Bruno for the sale of Parcel D-3163X.

DISCUSSION:

BART is interested in selling, and the City of San Bruno is interested in purchasing, BART parcel, D-3163X (San Mateo County Assessor Parcel Number 093-340-100), a 57,935+/- square foot parcel of land in the city of San Bruno (the “Parcel”). The Parcel is described and depicted in “Exhibit A” and “Exhibit B” to the proposed resolution attached to this EDD as Attachment 1. The Parcel is bordered by Bayshore Circle to the north and south and serves as a median strip between the westbound lane to the north and eastbound lane to the south. It is also bordered by Huntington Avenue to the west and Herman Street to the east. See Attachment 2 – Location Map attached. This property was a former spur track owned by Southern Pacific Transportation Company. It was acquired using Federal funding (FTA Grant No. CA-03-0394) in connection with BART’s extension to the airport, with other parts of the railroad as an uneconomic remnant because it was considered of no economic use to the railroad company. It has since been unused by BART and is considered a remnant parcel.

BART crews have been maintaining this parcel which includes but is not limited to weed abatement, trash removal and tree trimming. Unauthorized use of the property has been observed which includes dumping of dirt piles, off road motorcycle riding and motor



vehicles using the site as a cut through from one side of Bayshore Circle to the other.

The City of San Bruno is interested in purchasing the BART remnant parcel for its use, including the possibility of building a pedestrian pathway across the property connecting to the San Bruno BART Station. The parcel has no economic development potential otherwise. BART is offering the Parcel to the City of San Bruno for its full appraised fair market value of \$5,000, based on an appraisal report prepared by Associated Right of Way Services, LLC.

The appraisal report establishes fair market value and conforms to Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U. S. C. 4601 et seq., (URA) as amended.

BART Real Estate staff sent a letter to FTA on August 26, 2024 notifying FTA of BART's intention to sell this parcel and of the proposed sale amount of \$5,000. FTA replied by letter dated October 7, 2024 approving of the value of the parcel. FTA also approved of BART's retention of the sales proceeds for use on a future FTA eligible capital grant.

As recently amended, the California Surplus Land Act, codified by Government Code sections 54220 *et seq.* ("SLA"), imposes a number of substantive and procedural requirements on the disposition by local government agencies of public land that is no longer necessary for that agency's use. Certain dispositions of land, including the transfer of surplus land from one local agency to another local agency for the receiving agency's use, are considered transfers of "exempt surplus land" that are exempt from a number of those requirements. The proposed resolution attached to this EDD would declare the Parcel to be "exempt surplus land," and make certain findings to support that declaration, in compliance with the SLA.

The Office of the General Counsel will approve all documents reasonably necessary to effectuate the Purchase and Sale Agreement as to form prior to execution.

FISCAL IMPACT:

BART will receive \$5,000 for the sale of the parcel. Once the parcel transfer takes place, the sale proceeds will be deposited into the General Fund as authorized by FTA Circular 5010.1E (Grant Management Guidelines).

ALTERNATIVES:

Do not authorize the sale of the parcel. BART would then retain ownership, maintenance responsibility, and liability for the Parcel.

RECOMMENDATION:

Adopt the following Motions.

MOTION:

1. The Board of Directors adopts the attached resolution declaring BART Parcel D-3163X to be exempt surplus land pursuant to Government Code section 54221(f)(1)(D).
2. The Board of Directors authorizes the General Manager or his designee to enter into a Purchase and Sale Agreement with the City of San Bruno for the sale of BART Parcel D-3163X, and to execute any other documents reasonably necessary to effectuate said Purchase and Sale Agreement.